HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Kingston CMA

Date Released: Third Quarter 2018

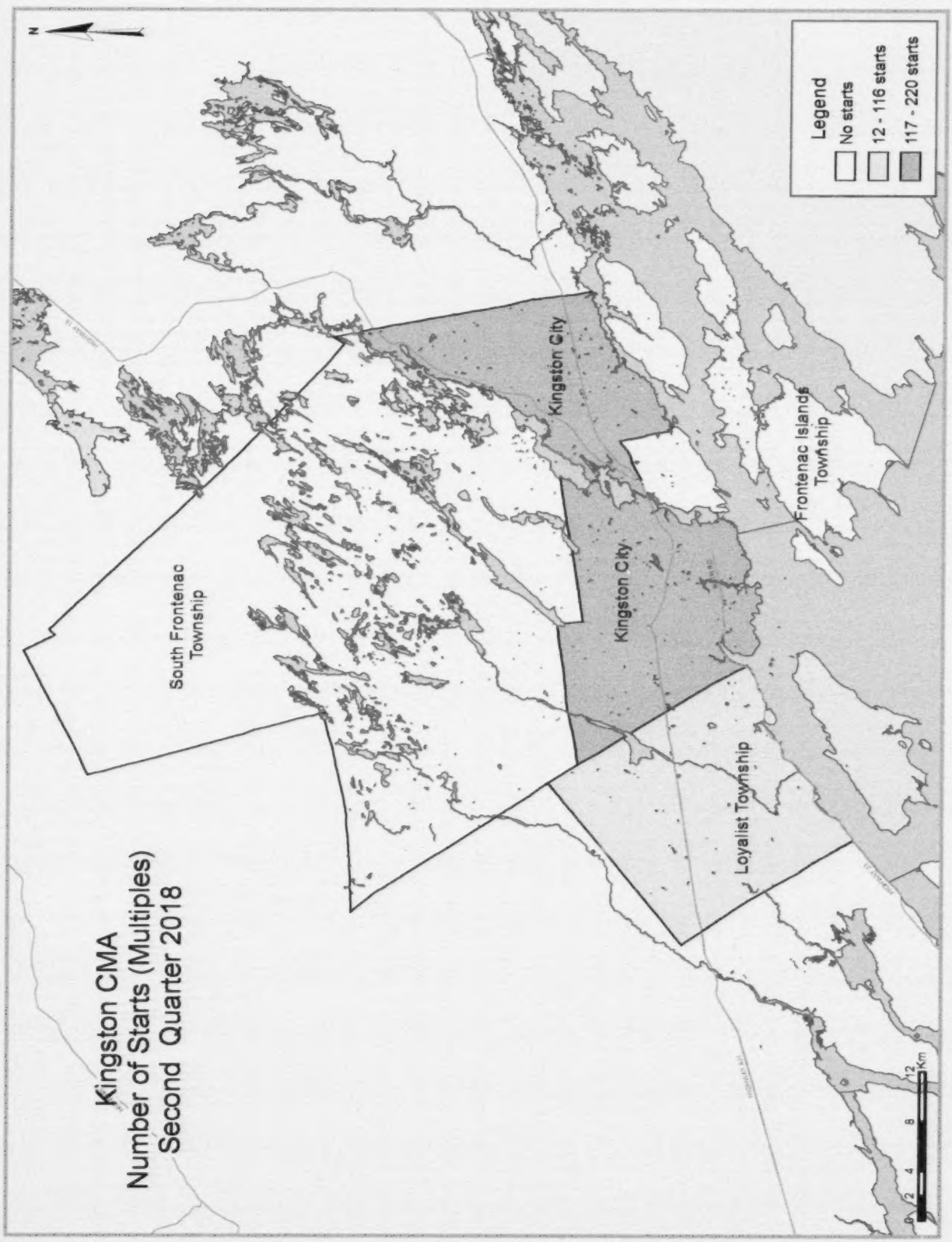
SUBSCRIBE NOW!

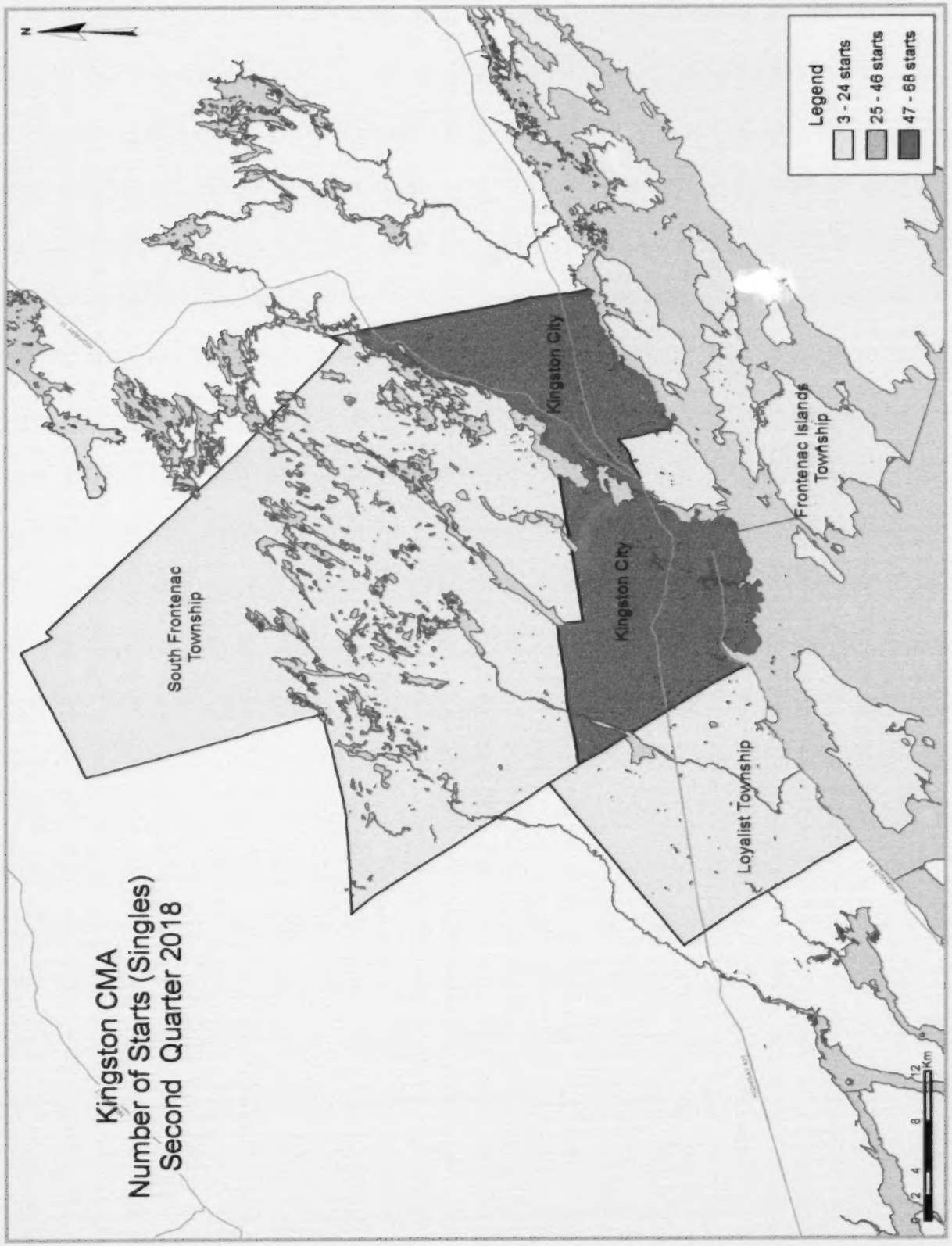
Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.

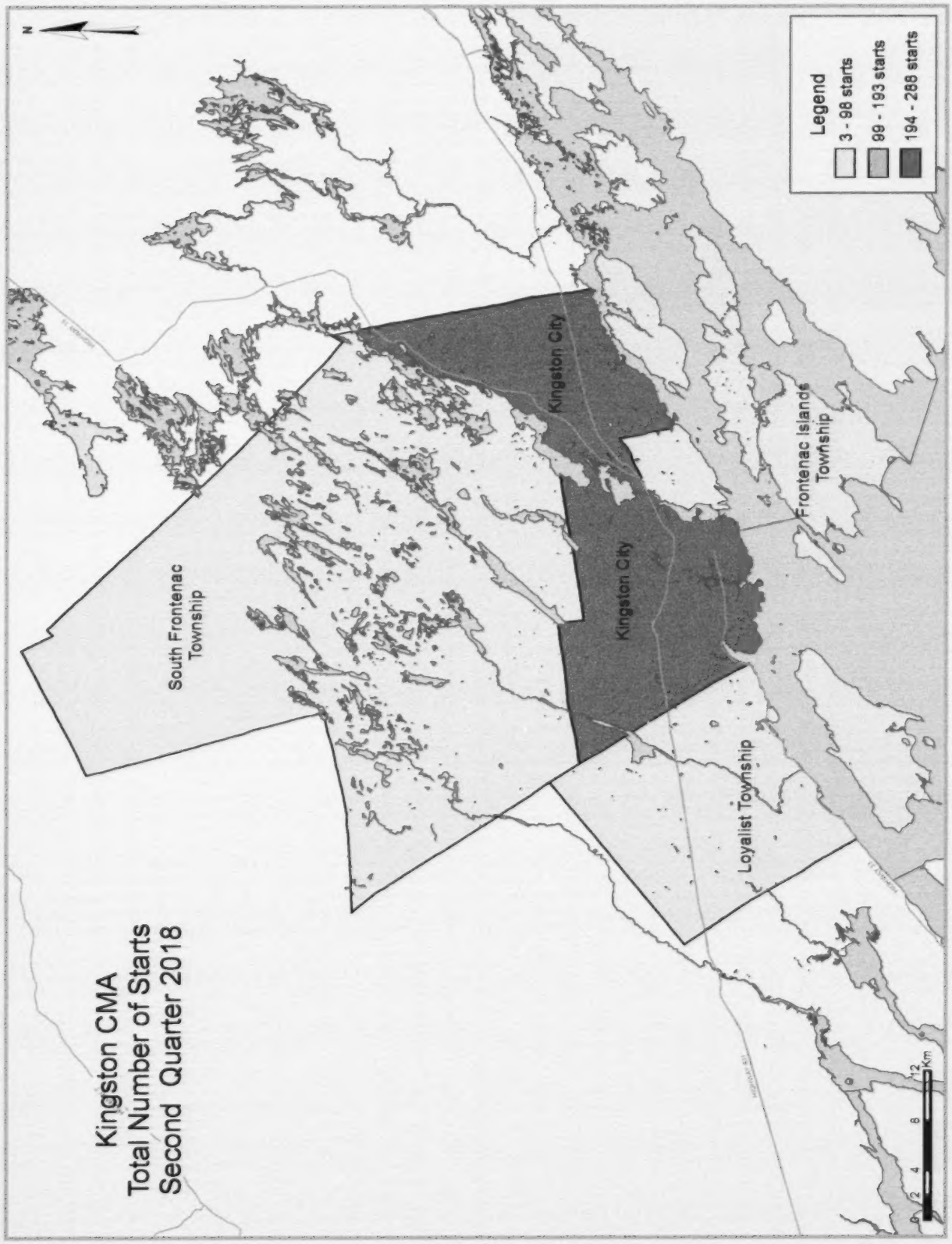
Get your myCMHC account today!

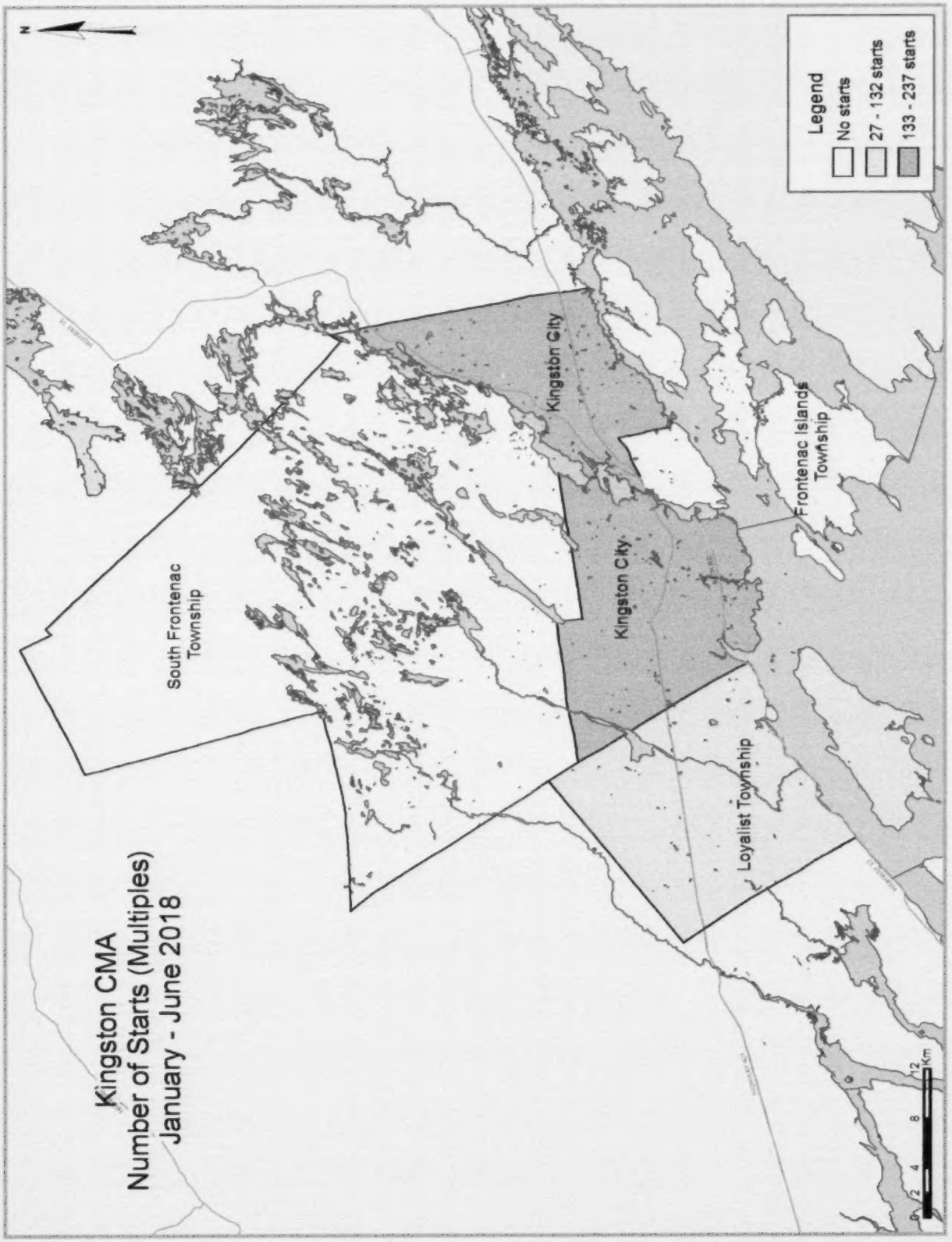
Canada

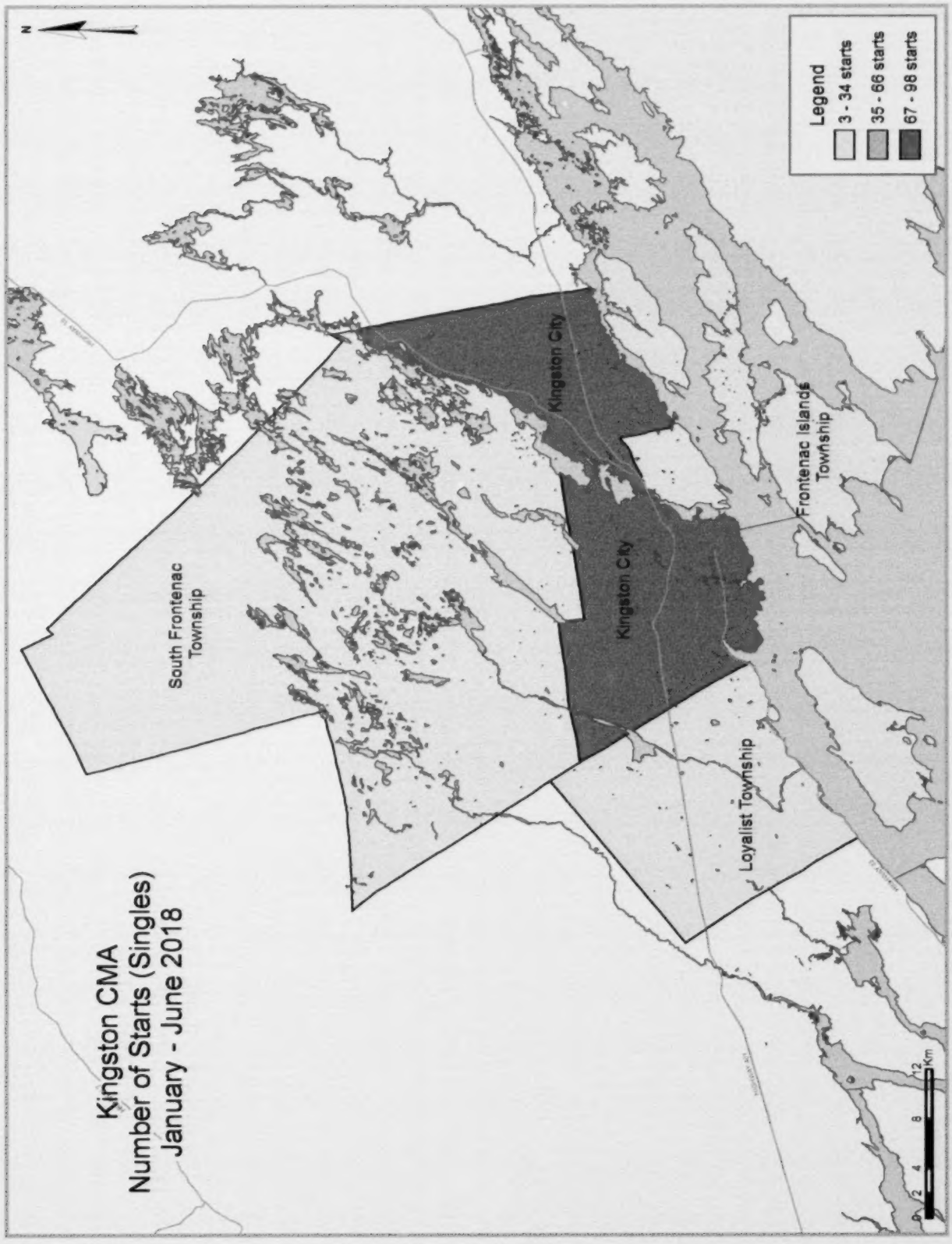
CMHC SCHL

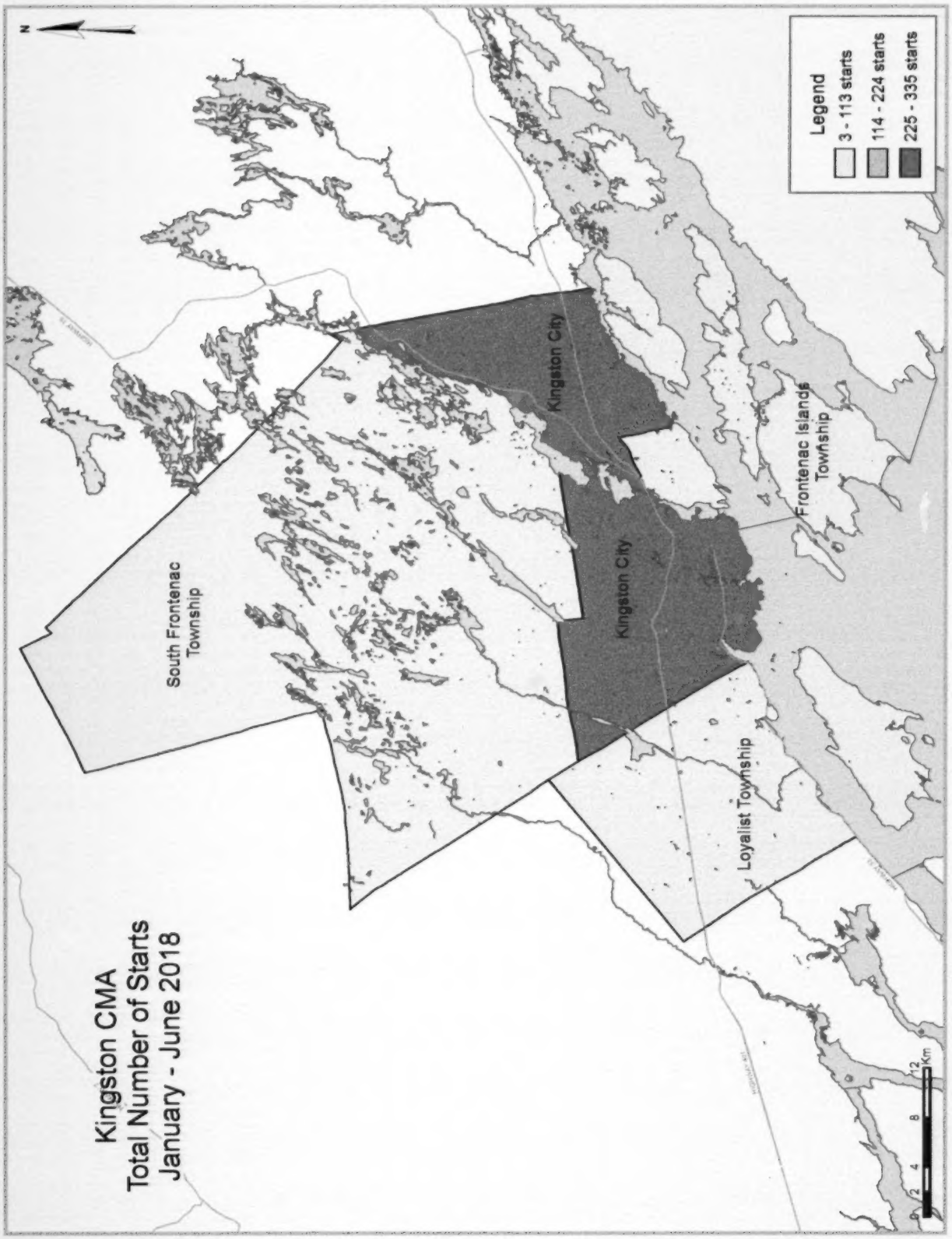

Kingston CMA
Number of Starts (Multiples)
Second Quarter 2018
Legend
No starts
12 - 116 starts
117 - 220 starts
N
South Frontenac Township
Kingston City
Kingston City
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Number of Starts (Singles)
Second Quarter 2018
N
Legend
3 - 24 starts
25 - 46 starts
47 - 68 starts
Kingston City
Kingston City
South Frontenac Township
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Total Number of Starts
Second Quarter 2018
N
Legend
3 - 98 starts
99 - 193 starts
194 - 288 starts
Kingston City
Kingston City
South Frontenac Township
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Number of Starts (Multiples)
January - June 2018
N
Legend
No starts
27 - 132 starts
133 - 237 starts
Kingston City
Kingston City
South Frontenac Township
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Number of Starts (Singles)
January - June 2018
N
Legend
3 - 34 starts
35 - 66 starts
67 - 98 starts
Kingston City
Kingston City
South Frontenac Township
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Total Number of Starts
January - June 2018
N
Legend
3 - 113 starts
114 - 224 starts
225 - 335 starts
Kingston City
Kingston City
South Frontenac Township
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2018								
Kingston CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2016	2017	Apr. 2018	May 2018	Jun. 2018	Apr. 2018	May 2018	Jun. 2018
Single-Detached	300	315	412	313	351	369	406	365
Multiples	112	377	384	240	2,160	184	202	528
Total	412	692	796	553	2,511	554	608	893
	Quarterly SAAR		Actual			YTD		
	2018 Q1	2018 Q2	2017 Q2	2018 Q2	% change	2017 Q2	2018 Q2	% change
Single-Detached	407	374	85	102	20.0%	120	146	21.7%
Multiples	128	928	242	232	-4.1%	251	264	5.2%
Total	535	1,302	327	334	2.1%	371	410	10.5%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Kingston CMA Second Quarter 2018									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2018	102	22	42	0	0	0	0	168	334
Q2 2017	85	8	47	0	0	0	0	187	327
% Change	20.0	175.0	-10.6	n/a	n/a	n/a	n/a	-10.2	2.1
Year-to-date 2018	146	30	63	0	0	0	0	171	410
Year-to-date 2017	120	10	54	0	0	0	0	187	371
% Change	21.7	200.0	16.7	n/a	n/a	n/a	n/a	-8.6	10.5
UNDER CONSTRUCTION									
Q2 2018	209	22	70	0	0	0	0	548	849
Q2 2017	140	8	62	0	0	0	0	355	565
% Change	49.3	175.0	12.9	n/a	n/a	n/a	n/a	54.4	50.3
COMPLETIONS									
Q2 2018	72	16	21	0	0	0	1	9	119
Q2 2017	57	2	27	0	0	0	0	11	97
% Change	26.3	**	-22.2	n/a	n/a	n/a	n/a	-18.2	22.7
Year-to-date 2018	120	20	53	0	0	0	1	10	204
Year-to-date 2017	120	2	50	0	0	0	0	17	189
% Change	0.0	**	6.0	n/a	n/a	n/a	n/a	-41.2	7.9
COMPLETED & NOT ABSORBED									
Q2 2018	5	2	11	0	0	0	n/a	n/a	18
Q2 2017	14	2	11	0	0	2	n/a	n/a	29
% Change	-64.3	0.0	0.0	n/a	n/a	-100.0	n/a	n/a	-37.9
ABSORBED									
Q2 2018	79	13	25	0	0	0	n/a	n/a	117
Q2 2017	67	2	28	0	0	1	n/a	n/a	98
% Change	17.9	**	-10.7	n/a	n/a	-100.0	n/a	n/a	19.4
Year-to-date 2018	128	16	58	0	0	0	n/a	n/a	202
Year-to-date 2017	129	3	52	0	0	8	n/a	n/a	192
% Change	-0.8	**	11.5	n/a	n/a	-100.0	n/a	n/a	5.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Frontenac Islands Township									
Q2 2018	3	0	0	0	0	0	0	0	3
Q2 2017	0	0	0	0	0	0	0	0	0
Kingston City									
Q2 2018	68	20	32	0	0	0	0	168	288
Q2 2017	55	6	27	0	0	0	0	187	275
Loyalist Township									
Q2 2018	11	2	10	0	0	0	0	0	23
Q2 2017	11	2	20	0	0	0	0	0	33
South Frontenac Township									
Q2 2018	20	0	0	0	0	0	0	0	20
Q2 2017	19	0	0	0	0	0	0	0	19
Kingston CMA									
Q2 2018	102	22	42	0	0	0	0	168	334
Q2 2017	85	8	47	0	0	0	0	187	327
UNDER CONSTRUCTION									
Frontenac Islands Township									
Q2 2018	3	0	0	0	0	0	0	0	3
Q2 2017	2	0	0	0	0	0	0	0	2
Kingston City									
Q2 2018	99	14	51	0	0	0	0	547	711
Q2 2017	65	6	42	0	0	0	0	354	467
Loyalist Township									
Q2 2018	31	8	19	0	0	0	0	1	59
Q2 2017	24	2	20	0	0	0	0	1	47
South Frontenac Township									
Q2 2018	76	0	0	0	0	0	0	0	76
Q2 2017	49	0	0	0	0	0	0	0	49
Kingston CMA									
Q2 2018	209	22	70	0	0	0	0	548	849
Q2 2017	140	8	62	0	0	0	0	355	565

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Frontenac Islands Township									
Q2 2018	2	0	0	0	0	0	0	0	2
Q2 2017	3	0	0	0	0	0	0	0	3
Kingston City									
Q2 2018	55	12	18	0	0	0	1	9	95
Q2 2017	46	0	18	0	0	0	0	11	75
Loyalist Township									
Q2 2018	7	4	3	0	0	0	0	0	14
Q2 2017	3	2	9	0	0	0	0	0	14
South Frontenac Township									
Q2 2018	8	0	0	0	0	0	0	0	8
Q2 2017	5	0	0	0	0	0	0	0	5
Kingston CMA									
Q2 2018	72	16	21	0	0	0	1	9	119
Q2 2017	57	2	27	0	0	0	0	11	97
COMPLETED & NOT ABSORBED									
Frontenac Islands Township									
Q2 2018	0	0	0	0	0	0	n/a	n/a	0
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
Kingston City									
Q2 2018	4	0	9	0	0	0	n/a	n/a	13
Q2 2017	14	0	8	0	0	2	n/a	n/a	24
Loyalist Township									
Q2 2018	1	2	2	0	0	0	n/a	n/a	5
Q2 2017	0	2	3	0	0	0	n/a	n/a	5
South Frontenac Township									
Q2 2018	0	0	0	0	0	0	n/a	n/a	0
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
Kingston CMA									
Q2 2018	5	2	11	0	0	0	n/a	n/a	18
Q2 2017	14	2	11	0	0	2	n/a	n/a	29

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Frontenac Islands Township									
Q2 2018	2	0	0	0	0	0	n/a	n/a	2
Q2 2017	3	0	0	0	0	0	n/a	n/a	3
Kingston City									
Q2 2018	58	10	16	0	0	0	n/a	n/a	84
Q2 2017	53	0	16	0	0	1	n/a	n/a	70
Loyalist Township									
Q2 2018	11	3	9	0	0	0	n/a	n/a	23
Q2 2017	6	2	12	0	0	0	n/a	n/a	20
South Frontenac Township									
Q2 2018	8	0	0	0	0	0	n/a	n/a	8
Q2 2017	5	0	0	0	0	0	n/a	n/a	5
Kingston CMA									
Q2 2018	79	13	25	0	0	0	n/a	n/a	117
Q2 2017	67	2	28	0	0	1	n/a	n/a	98

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Kingston CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	315	24	114	0	0	0	0	239	692
% Change	5.0	**	22.6	n/a	n/a	n/a	n/a	**	68.0
2016	300	4	93	0	0	0	0	15	412
% Change	9.1	-66.7	106.7	n/a	n/a	-100.0	-100.0	-94.5	-37.1
2015	275	12	45	0	0	41	10	272	655
% Change	-18.6	-53.8	-54.1	n/a	n/a	n/a	150.0	32.0	-2.5
2014	338	26	98	0	0	0	4	206	672
% Change	4.0	**	-4.9	n/a	n/a	-100.0	n/a	-32.5	-21.5
2013	325	8	103	0	0	115	0	305	856
% Change	-27.6	-33.3	13.2	n/a	n/a	n/a	n/a	-11.3	-4.5
2012	449	12	91	0	0	0	0	344	896
% Change	-3.9	-45.5	37.9	n/a	n/a	n/a	-100.0	-12.7	-6.6
2011	467	22	66	0	0	0	6	394	959
% Change	-10.5	-8.3	187.0	n/a	n/a	n/a	-40.0	**	46.9
2010	522	24	23	0	0	0	10	70	653
% Change	20.8	20.0	-28.1	n/a	-100.0	n/a	150.0	-68.8	-8.9
2009	432	20	32	0	5	0	4	224	717
% Change	-20.9	-58.3	10.3	n/a	n/a	n/a	-66.7	**	6.7
2008	546	48	29	0	0	0	12	37	672

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Second Quarter 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Frontenac Islands Township	3	0	0	0	0	0	0	0	3	0	n/a
Kingston City	68	55	20	6	32	27	168	187	288	275	4.7
Loyalist Township	11	11	2	2	10	20	0	0	23	33	-30.3
South Frontenac Township	20	19	0	0	0	0	0	0	20	19	5.3
Kingston CMA	102	85	22	8	42	47	168	187	334	327	2.1

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Frontenac Islands Township	3	0	0	0	0	0	0	0	3	0	n/a
Kingston City	98	82	20	6	47	34	170	187	335	309	8.4
Loyalist Township	21	12	10	4	16	20	1	0	48	36	33.3
South Frontenac Township	24	26	0	0	0	0	0	0	24	26	-7.7
Kingston CMA	146	120	30	10	63	54	171	187	410	371	10.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	32	27	0	0	0	0	168	187
Loyalist Township	10	20	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	42	47	0	0	0	0	168	187

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	47	34	0	0	0	0	170	187
Loyalist Township	16	20	0	0	0	0	1	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	63	54	0	0	0	0	171	187

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Frontenac Islands Township	3	0	0	0	0	0	3	0
Kingston City	120	88	0	0	168	187	288	275
Loyalist Township	23	33	0	0	0	0	23	33
South Frontenac Township	20	19	0	0	0	0	20	19
Kingston CMA	166	140	0	0	168	187	334	327

Table 2.5: Starts by Submarket and by Intended Market
January - June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Frontenac Islands Township	3	0	0	0	0	0	3	0
Kingston City	165	122	0	0	170	187	335	309
Loyalist Township	47	36	0	0	1	0	48	36
South Frontenac Township	24	26	0	0	0	0	24	26
Kingston CMA	239	184	0	0	171	187	410	371

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Frontenac Islands Township	2	3	0	0	0	0	0	0	2	3	-33.3
Kingston City	56	46	12	0	18	18	9	11	95	75	26.7
Loyalist Township	7	3	4	2	3	9	0	0	14	14	0.0
South Frontenac Township	8	5	0	0	0	0	0	0	8	5	60.0
Kingston CMA	73	57	16	2	21	27	9	11	119	97	22.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Frontenac Islands Township	2	5	0	0	0	0	0	0	2	5	-60.0
Kingston City	92	87	16	0	34	30	10	17	152	134	13.4
Loyalist Township	14	9	4	2	19	20	0	0	37	31	19.4
South Frontenac Township	13	19	0	0	0	0	0	0	13	19	-31.6
Kingston CMA	121	120	20	2	53	50	10	17	204	189	7.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	18	18	0	0	0	0	9	11
Loyalist Township	3	9	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	21	27	0	0	0	0	9	11

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	34	30	0	0	0	0	10	17
Loyalist Township	19	20	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	53	50	0	0	0	0	10	17

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Frontenac Islands Township	2	3	0	0	0	0	2	3
Kingston City	85	64	0	0	10	11	95	75
Loyalist Township	14	14	0	0	0	0	14	14
South Frontenac Township	8	5	0	0	0	0	8	5
Kingston CMA	109	86	0	0	10	11	119	97

Table 3.5: Completions by Submarket and by Intended Market January - June 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Frontenac Islands Township	2	5	0	0	0	0	2	5
Kingston City	141	117	0	0	11	17	152	134
Loyalist Township	37	31	0	0	0	0	37	31
South Frontenac Township	13	19	0	0	0	0	13	19
Kingston CMA	193	172	0	0	11	17	204	189

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Frontenac Islands Township													
Q2 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Kingston City													
Q2 2018	0	0.0	0	0.0	2	4.3	6	13.0	38	82.6	46	-	476,032
Q2 2017	0	0.0	0	0.0	8	17.4	15	32.6	23	50.0	46	-	-
Year-to-date 2018	0	0.0	0	0.0	2	2.7	11	14.9	61	82.4	74	-	476,932
Year-to-date 2017	0	0.0	2	2.7	15	20.0	25	33.3	33	44.0	75	-	-
Loyalist Township													
Q2 2018	0	0.0	0	0.0	0	0.0	3	33.3	6	66.7	9	-	565,423
Q2 2017	0	0.0	1	20.0	2	40.0	1	20.0	1	20.0	5	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	4	33.3	8	66.7	12	-	565,423
Year-to-date 2017	0	0.0	1	14.3	3	42.9	2	28.6	1	14.3	7	-	-
South Frontenac Township													
Q2 2018	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Q2 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Kingston CMA													
Q2 2018	0	0.0	0	0.0	3	5.4	9	16.1	44	78.6	56	477,500	476,763
Q2 2017	0	0.0	1	2.0	10	19.6	16	31.4	24	47.1	51	405,000	406,641
Year-to-date 2018	0	0.0	0	0.0	3	3.4	15	17.0	70	79.5	88	460,000	473,074
Year-to-date 2017	0	0.0	3	3.6	18	21.7	28	33.7	34	41.0	83	400,000	399,848

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2018						
Submarket	Q2 2018	Q2 2017	% Change	YTD 2018	YTD 2017	% Change
Frontenac Islands Township	-	-	n/a	-	-	n/a
Kingston City	476,032	-	n/a	476,932	-	n/a
Loyalist Township	565,423	-	n/a	565,423	-	n/a
South Frontenac Township	-	-	n/a	-	-	n/a
Kingston CMA	476,763	406,641	17.2	473,074	399,848	18.3

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Kingston

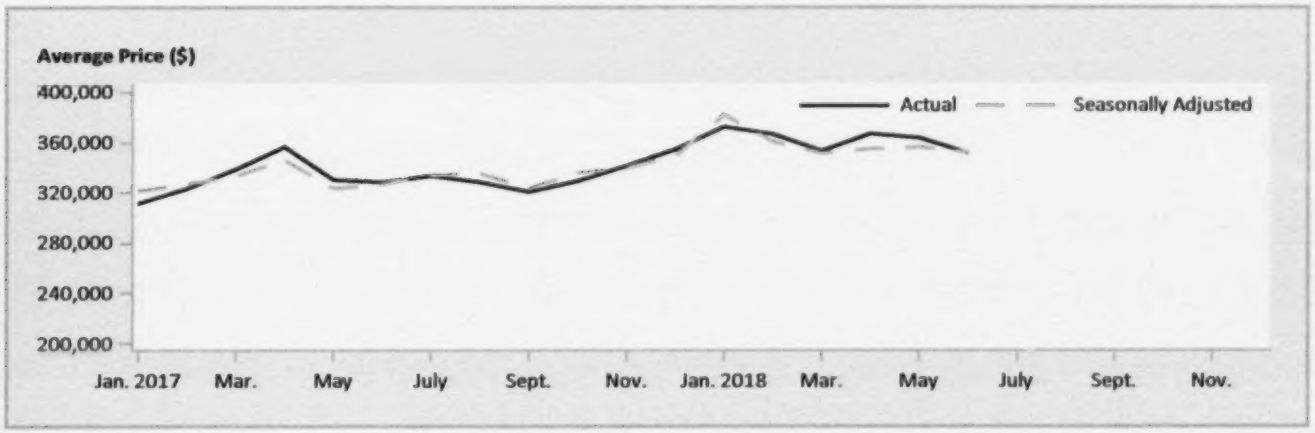


Figure 5.2: MLS® Residential Sales for Kingston

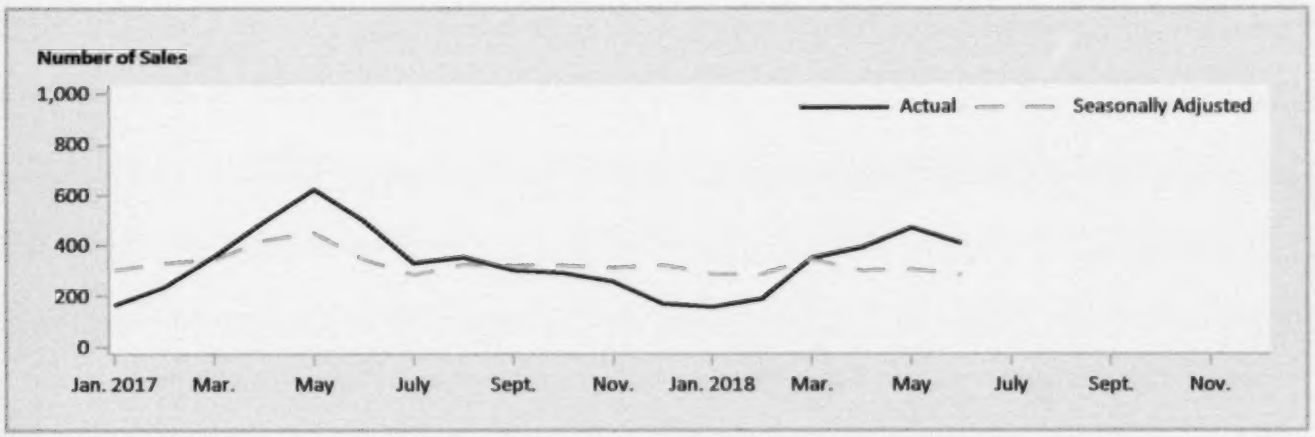
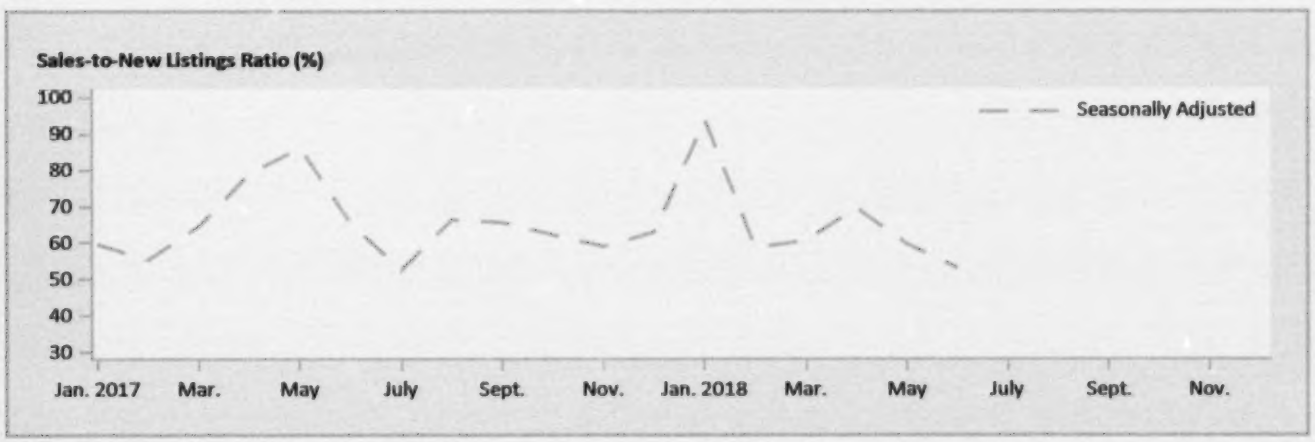


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Kingston



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
Second Quarter 2018

		Interest Rates			NHPI, Total, 2016.12 =100 (Ont.)	CPI, 2002 =100 (Ont.)	Kingston Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.30	130.80	83.9	5.8	63.6	949
	February	561	3.14	4.64	101.10	131.20	84.6	6.2	64.2	943
	March	561	3.14	4.64	101.40	131.40	85.5	6.0	64.8	942
	April	561	3.14	4.64	103.00	132.00	87.0	5.7	65.6	938
	May	561	3.14	4.64	103.80	131.90	87.6	5.5	65.8	927
	June	561	3.14	4.64	103.90	132.10	87.3	5.4	65.5	921
	July	573	3.14	4.84	104.10	131.90	87.2	5.5	65.3	919
	August	573	3.14	4.84	104.20	131.80	86.8	5.3	64.8	933
	September	575	3.09	4.89	104.30	132.30	87.4	5.4	65.3	946
	October	581	3.24	4.99	104.40	132.30	87.4	5.6	65.3	962
	November	581	3.24	4.99	104.50	132.70	88.3	5.7	66.0	970
	December	581	3.24	4.99	104.50	132.00	89.0	5.5	66.3	971
2018	January	590	3.34	5.14	104.60	133.20	88.2	5.6	65.7	967
	February	590	3.34	5.14	104.30	134.00	87.4	5.4	64.9	966
	March	590	3.34	5.14	104.30	134.60	86.5	5.4	64.1	970
	April	590	3.34	5.14	104.10	134.80	87.7	4.9	64.6	977
	May	601	3.49	5.34	104.10	134.90	87.3	5.2	64.4	981
	June	601	3.49	5.34		135.30	86.6	5.6	64.1	978
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

©2018 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of this CMHC publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or the entire content of, this CMHC publication, please send a Copyright request to the Housing Knowledge Centre at Housing_Knowledge_Centre@cmhc.ca. Please provide the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

PUBLICATIONS AND REPORTS AVAILABLE ONLINE

Local, regional and national analysis and data on current market conditions and future trends.

- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Northern Housing
- Housing Market Outlook, Canada and Major Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Seniors' Housing Reports
- Mortgage and Consumer Credit Trends Report

DATA TABLES AVAILABLE ONLINE

- Funding and Securitization Data
- Household Characteristics
- Housing Market Data
- Housing Market Indicators
- Mortgage and Debt Data
- Rental Market Data

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it.

- ✔ Information in one central location
- ✔ Desktop and mobile friendly
- ✔ Neighbourhood-level data

cmhc.ca/hmiportal

SUBSCRIBE NOW

Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.

Get your myCMHC account today!

Get the market intelligence you need today!

Find all the latest trends, research and insights at cmhc.ca/housingmarketinformation

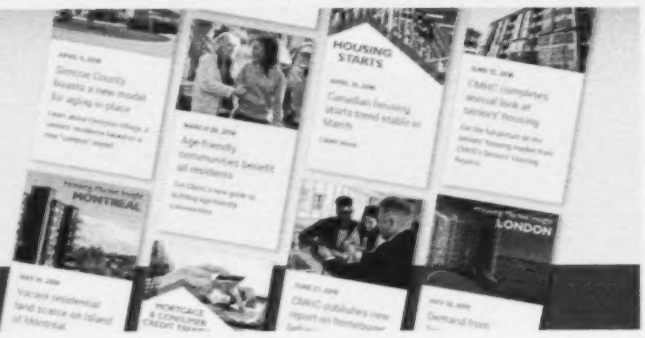
Housing Observer

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions, trends and much more!

Subscribe today to stay in the know!

www.cmhc.ca/observer



65454_2018_Q03